County of Yuba

Community Development & Services Agency

915 8th Street, Suite 123, Marysville, CA 95901

Planning Department

Phone: (530) 749-5470
Fax: (530) 749-5434
Web: http:// www.co.yuba.ca.us

DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

MEETING DATE: November 5, 2026

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Jacob Farmer, Planner II

RE: TENTATIVE PARCEL MAP TPM26-0009 (Khinda)

REQUEST: The applicant is requesting approval of a Tentative Parcel Map to subdivide a .8-acre parcel, located in the community of West Linda, into 3 parcels.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division) and approve Tentative Parcel Map TPM26-0009 subject to making the necessary findings and the conditions of approval contained herein.

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Valley Neighborhood (VN) and the zoning as Single Family Residential (RS). The project site is located in the community of West Linda, identified as Assessor's Parcel Number 020-092-005. The applicant requests to subdivide a .8-acre parcel, located in the community of West Linda, into three parcels. Parcel 1 is proposed to be .26 acres, Parcel 2 is proposed to be .23 acres and Parcel 3 is proposed to be .28 acres in size. All 3 parcels are currently vacant. This parcel has never been developed and has always been vacant. Access to the proposed parcels would be provided from Sycamore Ave. Parcels 1, 2 and 3 would have direct access from Sycamore Ave. All code cases that have been opened on the property have been resolved. The property is within the service area of Linda County Water District, which would provide public water and sewer service to the proposed parcels. Fire protection services are provided by Linda County Fire Department. This property abuts the levee, which separates it from the motocross track on the other side of the levee.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
North	Valley Neighborhood	Agricultural Exclusive with a 40-acre minimum	Motocross Track
East	Valley Neighborhood	Single Family Residential	Residential
South	Valley Neighborhood	Single Family Residential	Residential
West	Valley Neighborhood	Single Family Residential	Residential

Surrounding properties range from .09 acres to 17 acres in size. The surrounding properties to the east, south, and west are all zoned Single Family Residential. The property to the north is zoned Agricultural Exclusive with a 40-acre minimum. The immediately adjacent properties to the east, south, and west are currently developed with single-family residences, while the property to the north is currently developed and operated as a motocross track. The General Plan Land Use Diagram designates the subject property and all surrounding parcels as Valley Neighborhood.

GENERAL PLAN/ZONING: The project site is designated Valley Neighborhood as shown on the 2030 General Plan Land Use Map. The Valley Neighborhood land use classification is a mixed land use designation that allows for a variety of residential, commercial, and other land uses. The intent of the General Plan designation is to provide for the full range of housing types, commercial and public services, retail offices, and other components of a complete neighborhood in valley portions of the County. Section 11.07.010(F)(1) of the Yuba County Development Code states that the purpose of RS is to allow for a mixture of housing types in a low density setting where public water and sewage facilities are available. The predominant housing type consisting of single-unit dwelling. The proposed project is consistent with land use designations, as the map will create parcels that may be utilized for low density residential purposes. The project complies with the following General Plan Policies:

1. *Policy CD5.3: Valley residential development in existing and planned Valley Neighborhoods should provide for the full range of housing types and densities.*

The proposed Tentative Parcel Map is consistent with Policy CD5.3. The project would subdivide a vacant 0.8-acre parcel within an existing Valley Neighborhood into three residential parcels of 0.23 to 0.28 acres, creating new opportunities for housing on a site that has never been developed. The surrounding area contains parcels ranging from 0.09 acres to 17 acres, and the proposed lot sizes would add to the existing mix of lot sizes and residential densities in West Linda. Each new parcel could be developed with a single-unit dwelling or a duplex, as permitted

in the Single Family Residential (RS) zone, as well as accessory dwelling units consistent with state law and the Yuba County Development Code, providing for a range of housing types and densities on the site. The project would also make efficient use of an infill site in an area already served by public water, sewer, and fire protection services, supporting the policy's intent of providing varied residential development within established Valley Neighborhoods.

2. Policy CD5.2 Valley Neighborhoods should provide compact development patterns that conserve land and place homes in close proximity to destinations.

The proposed Tentative Parcel Map is consistent with Policy CD5.2. The project would divide a vacant 0.8-acre parcel into three residential parcels of 0.23 to 0.28 acres, increasing the number of potential homesites on land within an established Valley Neighborhood rather than on undeveloped land at the edge of the community. The site is an infill property surrounded by existing residential development and already served by public water, sewer, and fire protection services, so the project would use existing infrastructure efficiently without extending services into new areas. Because the site is within the developed community of West Linda, future residents would be close to existing neighborhood services and destinations. The project therefore supports a compact development pattern that conserves land and places homes near destinations.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions).

Section 15315 (Minor Land Divisions) exempts land divisions of four or fewer parcels when the division of property is in an urbanized area zoned residential, commercial or industrial in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previously two years, and the parcel does not have an average slope greater than 20 percent. The .8 project site is relatively flat, is void of any wetlands or watercourses, and contains no habitat for protected biological resources.

The proposed project meets all the requirements of Sections 15315. The project is the creation of three parcels and is located in an urbanized area; it is consistent with both the General Plan and zoning; access exists to the site via Sycamore Ave; all parcels have existing wastewater and water services via Linda County Water, PG&E provides gas and electrical services; the project has not been subdivided in the last 2 years; no variances or exceptions to County standards are required; and the project does not have an average slope over 20 percent.

COMMENTS: Planning staff has received the following comment letters (Attachment 3):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.

- PG&E – PG&E provided standard conditions for gas and electrical in their initial response as well as a no impact letter.
- RD784 Project COAs

FINDINGS: Projects are evaluated for consistency with the County's General Plan, conformance with the County's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Tentative Parcel Map:

1. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, this Code, and other applicable provisions of the County Code. A proposed subdivision shall be considered consistent with the General Plan or a specific plan only when the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan;*

   The proposed subdivision is consistent with the 2030 General Plan. The project site is designated Valley Neighborhood (VN), a mixed land use designation intended to provide for the full range of housing types, commercial and public services, and other components of a complete neighborhood in the valley portions of the County. The project would divide a vacant 0.8-acre parcel into three residential parcels of 0.26, 0.23, and 0.28 acres, which may be developed with single-unit dwellings, duplexes, and accessory dwelling units, consistent with the residential uses anticipated under the VN designation. As discussed in this report, the project is consistent with General Plan Policy CD5.2, as it would create a compact development pattern on an infill site within the existing community of West Linda, and with Policy CD5.3, as it would contribute to the range of housing types and densities in the Valley Neighborhood. The project site is not located within a specific plan area. The project site is zoned Single Family Residential (RS), and the proposed parcels meet the minimum lot size and development standards of the RS zone under the Yuba County Development Code. No variances or exceptions are requested. The site would be served by Linda County Water District and Linda County Fire Department, and the conditions of approval would require the subdivision to comply with all applicable provisions of the Yuba County Code. Therefore, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, this Code, and other applicable provisions of the County Code.

2. *The design of the subdivision shall provide, to the extent feasible, for future passive and natural heating and cooling features in accordance with Section 66473.1 of the Subdivision Map Act; and*

   The proposed subdivision has been reviewed for consistency with Section 66473.1 of the Subdivision Map Act regarding passive and natural heating and cooling opportunities. The three proposed parcels are of sufficient size and configuration to allow future residential

structures to be designed and oriented in a manner that takes advantage of passive solar heating and natural ventilation.

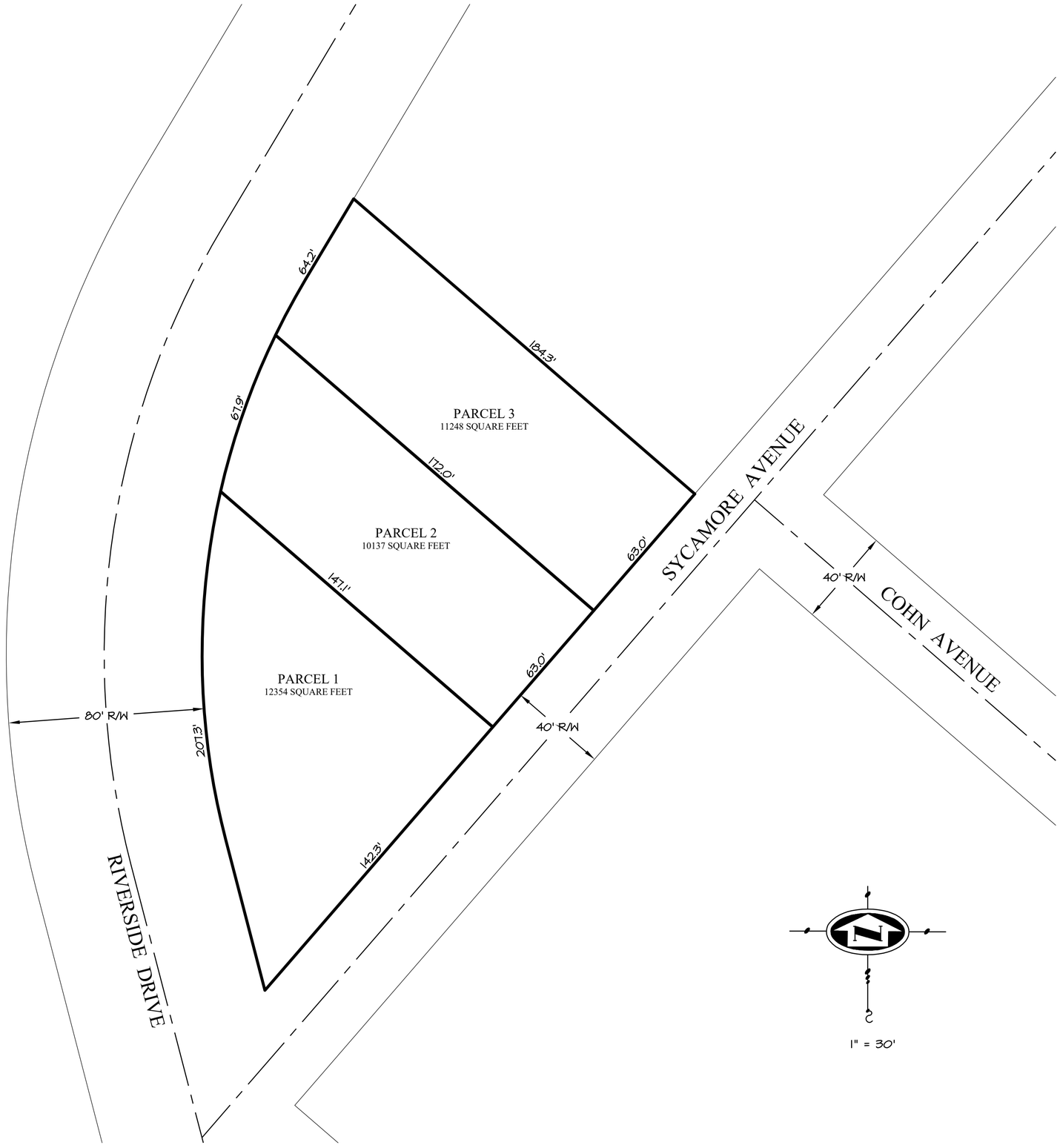
3. *Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with Section 66473.7 of the Subdivision Map Act.*

   The proposed development does not include more than 500 dwelling units.

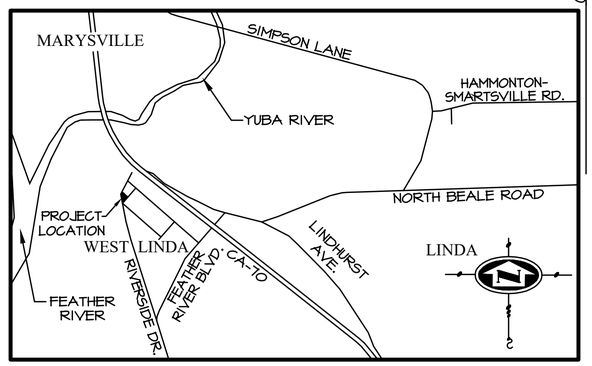
Report Prepared By:

Jacob Farmer
Jacob Farmer
Planner II
ATTACHMENTS

1. Tentative Parcel Map
2. Conditions of Approval
3. Comment Letters



1" = 30'



VICINITY MAP

NTS

SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP WAS CREATED BY ME, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF GOLD RUSH PROPERTIES GROUP, IN MAY 2026.

DATE: _____

_____
NICHOLAS JAY JOHNSTON
L.S. 9799

LICENSED LAND SURVEYOR
NICHOLAS JAY JOHNSTON
No. 9799
STATE OF CALIFORNIA

OWNER / SUBDIVIDER	GOLD RUSH PROPERTIES GROUP 5769 FEATHER RIVER BLVD. OLIVEHURST, CA 95961
ENGINEER / SURVEYOR:	NICHOLAS JOHNSTON, PE, PLS 339 LYNN WAY YUBA CITY, CA 95991 (310) 709-4375
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENCE
ZONING PRESENT:	RS - SINGLE FAMILY RESIDENCE
PROPOSED:	RS - SINGLE FAMILY RESIDENCE
DRAINAGE:	NO CHANGE
SEWAGE DISPOSAL:	LINDA COUNTY WATER DISTRICT
WATER SUPPLY:	LINDA COUNTY WATER DISTRICT
IMPROVEMENTS PROPOSED:	NONE
PUBLIC UTILITY EASEMENTS:	AS REQUIRED
MINIMUM PARCEL SIZE:	10,137± SQUARE FEET
TOTAL SUBDIVIDED AREA:	33,739± SQUARE FEET
NUMBER OF PARCELS:	3
ASSESSOR'S PARCEL NO.:	020-092-005

ALL DIMENSIONS SHOWN ARE ±.
OWNER & ENGINEER TO RECEIVE ALL COMMUNICATIONS.

TENTATIVE PARCEL MAP

FOR

GOLD RUSH PROPERTIES GROUP

BEING A PORTION OF LOT 82 OF "SUBDIVISION OF TRACT NUMBER 8, OF YUBA GARDENS", FILED IN BOOK 3 OF MAPS, AT PAGE 45, YUBA COUNTY OFFICIAL RECORDS. ALSO BEING A PORTION OF SECTION 24 AND SECTION 25, TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.B.&M., AS PROJECTED INTO THE NEW HELVETIA RANCHO, IN YUBA COUNTY, CALIFORNIA.

PREPARED BY NICHOLAS JOHNSTON, PROFESSIONAL LAND SURVEYOR
JUNE 2026

DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE

Applicant/Owner: Amrit Khinda **Case Number: TPM26-0009**
APN: 020-092-005 **DRC Hearing Date: November 5, 2026**

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division).

II. Approve Tentative Parcel Map TPM26-0009 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040.

GENERAL CONDITIONS

1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.

2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.

3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County prior to filing of the Final Map.

4) This tentative parcel map may be effectuated at the end of the ten (10) appeal period which is November 15th, 2026. Tentative Parcel Map TPM26-0009 shall be designed in substantial conformance with the approved tentative map (Attachment 1) filed with the Community Development & Services Agency and as conditioned or modified below. Minor modifications to final configuration of the Final Map may be approved by the Community Development & Services Agency Director; however, the number of parcels shall not exceed that shown on the approved tentative map.

5) The Tentative Parcel Map was approved on November 5, 2026, and shall expire 36 months from the date of approval, on November 5, 2029, unless extended pursuant to Chapter 11.40.050 of the Yuba County Development Code.

6) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.

PUBLIC WORKS DEPARTMENT:

7) The Public Works Director may reasonably modify any of the Public Works conditions contained herein. The required street widths as stated herein shall take precedence over those as shown on the tentative map.

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8) Owner shall dedicate to the County of Yuba sufficient right-of-way in fee simple to provide a 25-foot strip of land adjoining the centerline of Sycamore Avenue, classed as an Urban Local Road, lying within the bounds of this property. The corner right of way at the intersection of Sycamore Avenue and Riverside Drive shall have a 25-foot radius.

9) Owner shall provide and offer to dedicate to the County of Yuba a 10-foot easement for public services along Sycamore Avenue measured from the County's right of way.

10) Prior to map recordation road construction along Sycamore Avenue and Riverside Drive fronting this property shall meet the half-width requirements for an Urban Residential (Local) Road in conformance with the Yuba County Standard (Drawing No. 101) or as modified by the Public Works Director. Such standard includes curbs, gutters, with an attached sidewalk.

11) The required road construction along Sycamore Avenue and Riverside Drive fronting this property may be deferred by the Public Works Director under Section 11.46.060 of the Yuba County Ordinance Code if finding that such deferment would not be injurious to health or safety. Such deferment is granted subject to the Owner entering into a Deferred Improvement Agreement with the County of Yuba, as a recorded covenant to run with the land, to defer the above frontage improvements and split the cost equally between Parcels 1, 2, and 3 until such time as a building permit or other grant of development for each parcel is issued by the County or until such time the County determines that the extent of development along the street, the volume of traffic, or other factors such as the necessity to provide drainage, pedestrian walkways or bicycle paths, is such that the County, at its sole discretion, finds that the improvements are necessary, or in conjunction with a County funded improvement project.

12) All existing or proposed driveway encroachments onto Sycamore Avenue and Riverside Drive shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.

13) If the Deferred Improvement Agreement option is not chosen, then improvement plans, prepared in compliance with Sections 3 and 7 of the Yuba County Standards shall be submitted to and approved by the Public Works Department prior to any construction. The initial submittal shall also include the necessary calculations for all improvements and associated drainage facilities along with the appropriate plan checking fees based upon a preliminary engineer's estimate. The engineer's estimate shall include estimated costs for the construction of the road and drainage improvements, landscaping requirements (if any), construction staking, and monumentation. Such approvals shall include the alignment and grades of roads and drainage facilities.

14) Any improvement work within the County right-of-ways for roadway connections and/or road widening or other improvements shall be accomplished under an encroachment permit issued by the Public Works Department. Improvement plans and associated checking and inspection fees shall be submitted to the Public Works Department for review and approval before any construction will be permitted within the County right-of-way.

15) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Owner's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project.

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Applicant/Owner: Amrit Khinda **Case Number: TPM26-0009**
APN: 020-092-005 **DRC Hearing Date: November 5, 2026**

16) Prior to the approval of any grading permit or improvement plans, owner must submit documentation demonstrating that all necessary permits and approvals have been obtained, which may include: a 404 permit from Army Corps of Engineers; including Section 7 consultation with the U.S. Fish and Wildlife Service, 401 certification from the Regional Water Quality Control Board, 2081/1602 permit, as necessary, from the California Department of Fish and Wildlife, and pre-construction surveys for special status species.

17) Erosion and sediment control measures shall conform to Section 11 of the Yuba County Improvement Standards and all Yuba County Ordinance Codes. Owner shall implement such erosion and sediment control measures as per the approved plan prior to construction or grading.

18) Owner shall pay an in-lieu fee for parkland dedication per Yuba County Development Code §11.45.060 prior to filing the Parcel Map.

19) Owner shall be responsible for giving 60 days notice to the appropriate public utilities, PG&E, AT&T, Comcast, etc., prior to any new construction or development of this project.

20) Owner, heirs or assigns of this property, or portions thereof, shall remove and/or relocate any fence(s) located within dedication(s) or offer(s) of dedication required by this division or within existing County easement(s) or right(s)-of-way which lies within or are adjoining this property. Any new fences installed shall be constructed outside the limits of dedications or offer(s) of dedication required by this division, existing County easements or right-of-ways. Such fence removal or relocation is deferred until such time as the then owner is directed by the Public Works Department of Yuba County to remove or relocate the fence(s).

21) Owner shall provide public service easements as necessary for any existing overhead or underground utilities, sewer lines, waterlines, etc. which may provide service to any or all of the lots being created by this parcel map. Such easements shall have a minimum width of 10 feet or larger as may be required by the service provider and shall be clearly identified by metes and bounds on the Parcel Map. Any relocation or rearrangement of the public service provider's facilities to accommodate this project shall be at the Owner's expense.

22) Owner shall be required to pay all taxes, past and current, including those amounts levied as of January 1, but not yet billed, on the property prior to filing the Parcel Map.

23) Owner shall submit a current Preliminary Title Report or Subdivision Map Guarantee, in favor of Yuba County, two (2) check prints of the Parcel Map, calculations, supporting documentation and map checking fees to the County Surveyor, Department of Public Works for checking, approval and filing of the Parcel Map. An updated Subdivision Map Guarantee shall be provided 1 week prior to filing the Parcel map with the Yuba County Recorder.

24) Owner shall have the property surveyed and have corner monuments placed at all lot corners in conformance with requirements of the County Surveyor, chapter 11.41 of the Yuba County Ordinance Code and the California Subdivision Map Act (Government Code section 66410 and following).

25) Prior to commencing performance of any public improvement or facility to be dedicated to County, and subject to approval by the Public Works Department, Owner shall acquire and present proof of general and automobile liability and Workers Compensation and Employers Liability insurance. Such general and automobile liability insurance shall name the County and its agents as additional insured.

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Applicant/Owner: Amrit Khinda **Case Number: TPM26-0009**
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26) All easements of record that affect this property are to be shown on the Parcel Map.

27) Prior to submitting the Parcel Map to the Recorder's Office for filing, all outstanding County fees due to the Community Development and Services Agency departments shall be paid in full.

28) Owner shall submit a copy of the Parcel Map for review by the Planning Department for conformance with the Department's conditions of approval, mitigation measures or other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Planning Director which states that the Parcel Map is found to be in conformity with the Department's conditions of approval, mitigation measures and requirements shall be received by the County Surveyor.

29) Owner shall submit a copy of the Parcel Map for review by the Environmental Health Department for conformance with the Department's conditions of approval and other requirements. Before the Parcel Map can be filed with the Yuba County Recorder, a statement from the Environmental Health Department Director which states that the Parcel Map has been found to be in conformity with the Environmental Health Department conditions and requirements and that it is in conformance with the requirements of Chapter 7.07 of the Yuba County Ordinance Code shall be received by the County Surveyor.

30) Owner shall submit a copy of the parcel map to the Linda County Water District (LCWD) for review to determine conformance with the LCWD requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from the Linda County Water District is to be submitted to the County Surveyor which states that the LCWD requirements have been met and that any public service easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.

31) Owner shall submit a copy of the Parcel Map for review by Yuba County and the appropriate Fire Protection Authority to determine conformance with the conditions of approval, the Yuba County Fire Safe Ordinance and the latest California Fire Code. Before the Parcel Map can be filed with the Yuba County Recorder, a letter from the Fire Protection Authority shall be submitted to the County Surveyor which states that the Fire Safe requirements have been met and that there are no objections to filing the Parcel Map.

32) Owner shall submit a copy of the parcel map to Reclamation District 784 to determine conformance with Reclamation District 784 requirements. Before the parcel map can be filed with the Yuba County Recorder, a letter from Reclamation District 784 is to be submitted to the County Surveyor which states that RD 784's requirements have been met and that any public service or drainage easements as may be shown on the parcel map are satisfactory and that there are no objections to filing the parcel map.

ENVIRONMENTAL HEALTH DEPARTMENT:

33) Prior to recording, applicant shall submit to Environmental Health a "Will Serve" letter from Linda County Water District (LCWD) for water and sewer services and facilities for parcel(s) 1-3.

34) Prior to building final, applicant shall connect parcel(s) 1-3 to LCWD for water and sewer services.

35) All abandoned, wrecked, dismantled, or inoperative vehicles, machines, and equipment shall be removed by Owner from the subject site.

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36) All existing trash and debris shall be removed from the subject site

37) All abandoned or inactive wells on the subject site shall be destroyed or maintained in accordance with the "Water Well Standards: State of California, Bulletin 74-81". Environmental Health Division-Conditions of Approval.

38) All abandoned septic tanks on the subject site shall be destroyed in accordance with the requirements of Yuba County Environmental Health Department.

BUILDING DEPARTMENT:

39) All new/proposed buildings and structures shall obtain a building permit prior to construction.

40) All new/proposed development must meet applicable requirements of most current adopted version of the California Code of regulations, Title 24, and Yuba County Ordinance Code Title X, which includes, but is not limited to: Building, Plumbing, Electrical, Mechanical, Accessibility and Fire Code requirements.

CODE ENFORCEMENT:

41) No person or entity shall cause, permit, maintain, conduct or otherwise allow a public nuisance to exist upon any property within the unincorporated area of the County as defined by the Yuba County.

42) No person or entity while making use of their special agricultural entitlement shall cultivate marijuana or hemp in violation of the Yuba County Ordinance Code. Violations related to marijuana or hemp shall have a daily Administrative Penalty imposed immediately upon the issuance of an Order to abate the public nuisance.

PLANNING DEPARTMENT:

43) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.

44) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.

45) Operator shall meet all requirements of the Feather River Air Quality Management District.

46) Landscaping shall comply with Yuba County Development Code Chapter 11.24.

PG&E:

47) The applicant shall comply with all applicable PG&E requirements for gas and electric facilities, as outlined in the project-specific response letter dated June 30, 2026.

RD784:

48) The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.

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49) If applicable, developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.

50) Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.

51) The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of "reducing pollutants in urban runoff to the maximum extent practicable" established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.

52) All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.

53) The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

Yuba County CDSA

Jacob Farmer

Jacob Farmer
Planner I



October 15, 2026

County of Yuba
Community Development & Services Agency
Planning Department
915 8th St.
Marysville, CA 95901
CASE: TPM26-0009 Khinda

TPM26-0009
APPLICATION ROUTING - EARLY CONSULTATION

RD784 CONDITIONS OF APPROVAL
APN: 020-092-005

In response to your Application Routing dated June 26, 2026, Reclamation District No. 784 (RD 784) provides the following comments and recommends that they be incorporated into the conditions of approval.

This project lies within Reclamation District No. 784 Drainage Basin C and is zoned (RS) Single Family Residential, according to the routing documents provided. RD 784 recommends that the following conditions of approval be incorporated:

1. The project shall meet or exceed the requirements of the RD 784 Master Drainage Plan for Drainage Basin C and all future revisions to the Drainage Basin C Master Drainage Plan for portions within Drainage Basin C.

2. If applicable, developers shall pay operation and maintenance fees in CSA 66 for operation and maintenance of RD 784 facilities.

3. Developer shall pay all Drainage Basin C impact fees prior to recordation of the final parcel map or prior to any approvals which create additional impacts to the system for land within Drainage Basin C whichever occurs first. Grading (which includes compaction of the parking areas, roadways, and pads) of the property shall be considered an impact to the system.

4. The project shall incorporate storm water quality control measures to the onsite improvements. The control measures are intended to serve as best management practices (BMPs) implemented to meet the standard of "reducing pollutants in urban runoff to the maximum extent practicable" established by the Regional Board and the U.S. Environmental Protection Agency. RD 784 has accepted use of Sacramento and South Placer Region standards in the Storm water Quality Design Manual.

5. All building pads shall be at least one foot above the 100-year base flood elevation in accordance with the best available information in the Reclamation District No. 784 Master Drainage Plan, Yuba County, and FEMA.

6. The 100-year base flood elevation shall be shown on the approved tentative map and all improvements plans.

Storm water quality is a major issue within Drainage Basin C (along with the other Basins) and the storm water quality will be enforced.

RD 784 has not received a formal request from the applicant to review this project. The applicant shall submit a plan check/ review deposit of $500.00 prior to additional work being completed by RD 784 (i.e. site plan review, grading plan, improvement plans, and calculation of the impact fees).

If you have any questions or require additional information, please contact RD784.

Sincerely,

Patrick Meagher

Patrick Meagher, General Manager
Reclamation District 784
O: 530.742.0520
Patrick@rd784.org

Pacific Gas and Electric Company
Darren Miles
Land Management
850 Stillwater Road
West Sacramento, CA 95605

Pacific Gas and Electric Company

July 13, 2026

County of Yuba
C/O: Jacob Farmer
915 8th St.
Marysville, CA 95901

RE: TPM26-0009 Khinda

Dear County of Yuba:

Thank you for providing Pacific Gas & Electric Co (PG&E) the opportunity to review your proposed plans as indicated in the subject line. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: Sign In (yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at PGEPlanReview@pge.com.

Sincerely,



Darren Miles
Land Management

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

June 30, 2026

Jacob Farmer
Planner I
915 8th Street, Suite 123
Marysville, CA 95901

Ref: Gas and Electric Transmission and Distribution

Dear Jacob Farmer,

Thank you for submitting the **TPM26-0009, Khinda** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en/account/service-requests/building-and-renovation.html.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Pacific Gas and Electric Company

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

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11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

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Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

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8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.